

Town of Ipswich
ZONING BOARD OF APPEALS

AGENDA

July 16, 2020 @ 7:30 p.m.

This meeting will be conducted remotely using ZOOM video conferencing. To participate in the meeting on a computer or device, use this link

<https://zoom.us/j/98079128790?pwd=N3g5Uytkd3EvMEpPRi8zZ1FIYmZ1dz09>

30 and 34 Town Farm Road and 17 Locust Road, Kieran McAllen requests Comprehensive Permit approval, pursuant to MGL Ch. 40B, to construct 40 age-restricted for-sale dwelling units (20 duplexes), of which 25% would be subsidized for low to moderate income use (Assessor's Map 30B, Lots 63, 37A and 33) (continued from the May 2017; all of 2018; all of 2019; through January, February, March, April, May and June 2020 meetings)

26 Essex Road (Assessor's Map 54A, Lot 14A) **36 Essex Road** (Map 54C, Lot 22); **38 Essex Road** (Map 54C, Lot 22A) **42 Essex Road**, (Map 54C, Lot 23) and **44 Essex Road** (Map 54C, Lot 24) **Essex Pastures, LLC** requests Comprehensive Permit approval, pursuant to MGL Ch. 40B, to construct one hundred ninety-four (194) residential rental units, of which forty-nine (49) units would be affordable to households earning no more than eighty-percent (80%) of the area median income. (continued from the June, 2018 all of 2019; through January, February, March, April, May and June 2020 meetings)

25 Pleasant Street, Elder Friendly Housing, LLC. Karl Mayer requests a Comprehensive Permit approval, pursuant to MGL Ch. 40B, to construct eight (8) age-restricted for-sale dwelling units of which 25% (2 units) would be subsidized for low to moderate income use. (Map 41B Lot 043) (continued from August 2018; all of 2019; March, April, May and June 2020 meetings)

40 Pineswamp Road - Peter Pappalimberis requests an **Appeal** of the Building Commissioner's Violation Notice and Order under Zoning, but not necessarily limited to, Sections V.D and XI.G, to discontinue operating an establishment for the repair and/or service of automobiles, trucks and engines which is prohibited in RRA zoning district; unpermitted shed and/or prohibited storage containers; open storage of junk metal and storage of unregistered and unenclosed vehicles at **40 Pineswamp Road** (Assessor's Map 41A, Parcel 8A) (continued from the November 2019 and January, February, March, April May and June 2020 meetings)

New Public Hearing:

29 North Main St, Paul DeRonde/deRonde Family LLC requests a **Variance** pursuant to, but not necessarily limited to sections XI.K and V. D Table of Use Regulations for a coffee and bakery shop (Assessor's Map 42A, Lot 128) located in the In Town Residential (IR) Zoning District.

3 Randall Road, Keith Buchanan requests a **Special Permit** pursuant to, but not necessarily limited to Sections XI.J and VI, Footnote 2 and of the Zoning Bylaw to reduce the side yard setback by less than 50% for construction of an 200 square foot deck at the rear of the existing home (Assessor's Map 37B, Lot 063) located in the Rural Residential A (RRA) Zoning District.

155 Linebrook Road, William Rogers requests a **Special Permit** and/or Variance pursuant to, but not limited to Sections XI.J and VI, Footnote 2 and of the Zoning Bylaw to reduce the side yard setback by less than 50% to construct a front porch (Assessor's Map 44, Lot 34) located in the Rural Residential A (RRA) Zoning District.

Approval of Minutes 5.21.2020

Adjourn:

Join Zoom Meeting

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